



129678 10/22/2017

NOTICE OF TAX FORECLOSURE SALE

Under and by virtue of a Judgment entered in the action entitled "County of Durham and City of Durham vs. Theodore D. Thornton, et als, "File No. 20-CVD-1771, the undersigned Commissioner will, on the 12th day of April, 2022, offer for sale and sell for cash, to the last and highest bidder at public auction, at the Durham County Justice Center, 510 South Dillard Street, in Durham, North Carolina, at 12:00 o'clock, Noon, the following described real property, lying and being in the County of Durham, State of North Carolina, and more particularly described as follows:

ESTIMATED MINIMUM BID \$ 8,356.00

3529 Dearborn Drive

Durham County Tax Parcel ID 129678

(Former Tax Parcel ID 340-01-006)

Durham County GIS PIN No. 0833-15-52-4887

BEGINNING at a stake on the southern side of Dearborn Drive (formerly known as Horton Road), said BEGINNING stake being situated at the northeastern corner of Lot 5 as shown on the plat hereinafter referred to; thence from said BEGINNING point, along and with the southern side of Dearborn Drive, South 86 06' East 60 feet to a stake, the northwestern corner of Lot 3 as shown on said plat; thence with the western line of said Lot 3, South 02

50' West 100 feet to a point; thence North 86 06' West 60 feet to a point in the eastern line of Lot 5 as shown on said plat; thence with the eastern line of said Lot 5, North 02 49' East 100 feet to a stake on the southern side of Dearborn Drive, the point and place of BEGINNING, and being the northern 100 feet of Lot 4 of the FENCE ROW Property of Leon S. Roberts, as per plat and survey thereof now on file in Plat Book 25 at page 159 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same, BUT SAVE, RESERVE AND EXCEPTING THEREFROM that strip of land conveyed to the City of Durham in Book 6301 at page 47, Durham County Registry, for the Dearborn Drive sidewalk, which said strip of land for sidewalk is more particularly shown in Plat Book 184 at page 207, Durham County Registry. This property was conveyed to Carolyn I. Thornton by deed recorded in Book 4310 at page 987, Durham County Registry (being Tract 1 as set out in that deed). Carolyn I. Thornton died testate on June 14, 2014, and her will, probated in Estate File 15-E-299, Durham County Clerk, devised this property to Susan Thornton Kane, Gail Monje Thornton and Theodore D. Thornton.

This sale will be made subject to city and county property taxes for the year 2022 and subsequent years and all local improvement assessments against the above-described property not included in the judgment in the above-entitled cause. A deposit of ten percent (10%) of the successful bid will be required.

This the 22nd day of March, 2022.

R. Douglas Davis, Commissioner
3600 N. Duke Street, STE 110
Durham, NC 27704-1709
Phone: 919-477-0280